

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: DG 2-3-06/04-31/Pillar Consultants Inc./8501 Orange Drive/Generally located on the northwest corner of Pine Island Road and Orange Drive.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING FOR THE AMENDING OF THE PLAT NOTE RESTRICTION OF THE “PINE ISLAND COMMERCIAL,” AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner requests to amend the restriction note as recorded limiting parcel B to 4,800 Square foot of commercial use to 24,000 square foot of office use. The note change will be required to allow the construction of Pine Island Commercial Office Building development.

PREVIOUS ACTIONS: At the December 20, 2006 Town Council meeting, this item was tabled to the January 17, 2007 Town Council meeting in order to have an additional public participation meeting. **(Motion carried 5-0).**

CONCURRENCES: None

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Resolution, Plat, Justification Letter, Land Use Map, Zoning and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING FOR THE AMENDING OF THE PLAT NOTE RESTRICTION OF THE "PINE ISLAND COMMERCIAL," AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the boundary plat known as the "Pine Island Commercial" was recorded in the public records of Broward County in Plat Book 167, Page 50; and

WHEREAS, the owners desire to amend the plat restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "Pine Island Commercial" Plat. The proposed revision being specifically described on the attached hereto as Exhibits.

SECTION 2. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

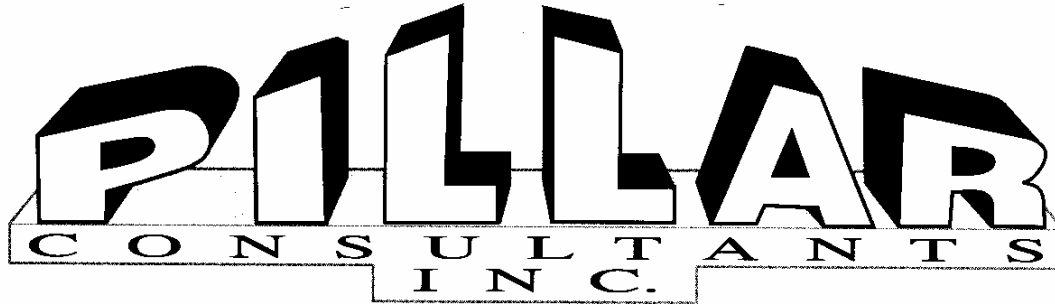
ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Exhibit 1 (*Justification Letter*)



Town of Davie
Planning and Zoning Division,
Development Services Department
6591 Orange Drive
Davie, Florida 33314

Lic. #QB-0015697

Pillar Project No. 05077X

RE: Justification letter for proposed note Change

To Whom It May Concern:

This letter is in reference to the "Pine Island Commercial" plat as recorded in plat book 167, page 50 of the public records of Broward County, Florida. The current amended restriction note as recorded in Official Records Book 36705, Page 901 of the public records of Broward County, Florida, limits Tract B to 4,800 square feet of commercial use which would ostensibly be a gas station complex. The note change will be required to allow the construction of an office building complex significantly larger than a gas station.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy N. Townsend", is written over the typed name.

Troy N. Townsend, PSM
Director of Surveying

**General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors**

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

[illegible]

AND LAND SURVEY, 1940 AND BEING IN THE TOWN OF DAVEN, BROWARD COUNTY, FLORIDA AND CONTAINING 857,066 SQUARE FEET (19.74 ACRES) MORE OR LESS.

[illegible]

Robert P. Lipp
 ROBERT P. LIPP
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 1942
 15416 154th AVE., SUITE 100, CLEARWATER, FL 34615
 407/791-1111

REVENUE DEVELOPMENT SERVICES DEPARTMENT

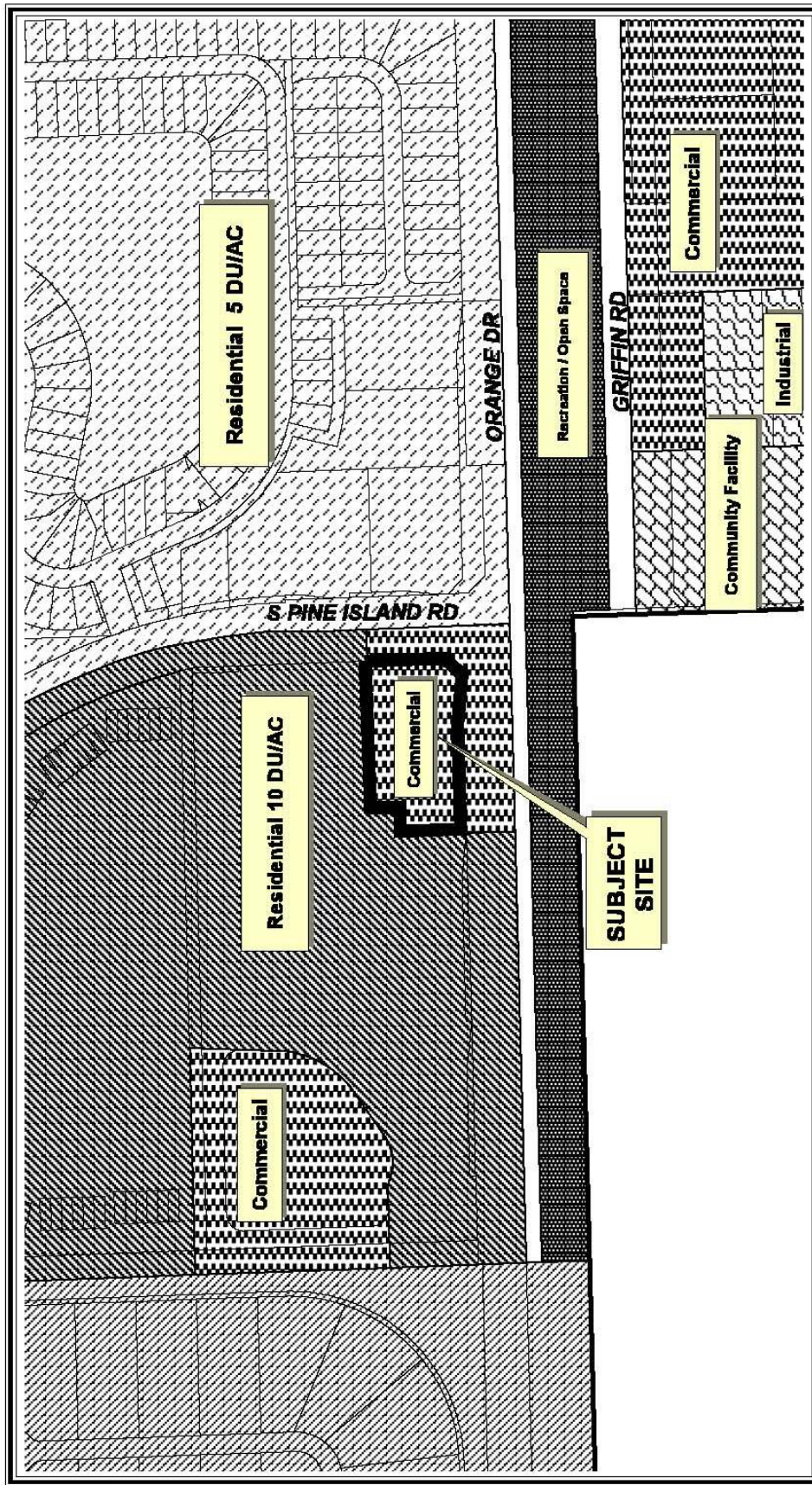
WILLER
1988

Engineers & Planners
Land Surveyors
Environmental Professionals

1003 E. Douglas Blvd., Suite 1200
Pueblo, Colorado, 81004
(303) 244-1000 FAX: (303) 244-1001

NOTARY COUNTY SURVEYOR COUNTY ENGINEER SURVEYOR

Exhibit 3 (Future Land Use Plan Map)



SITE PLAN
SP 2-5-06
Future Land Use Map

Prepared By: ID
Data Prepared: 3/22/06

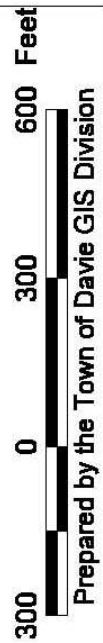
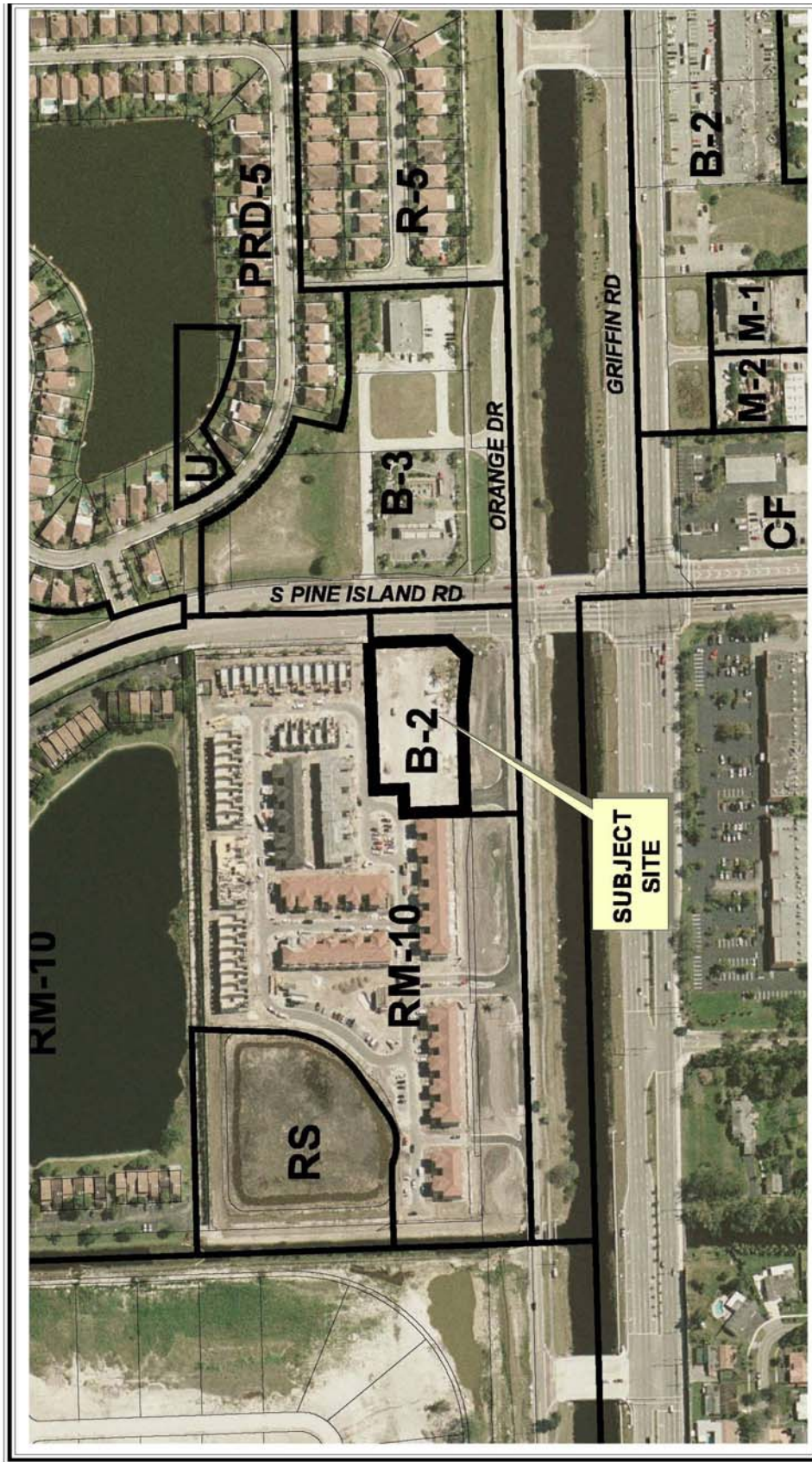


Exhibit 4 (Zoning and Aerial Map)



Date Flown:
12/31/04



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division



SITE PLAN
SP 2-5-06
_____ and Aerial Map

Prepared By: ID
Date Prepared: 3/22/06

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